

**FARMINGTON CITY
PLANNING COMMISSION
MARCH 7, 2019**

STUDY SESSION

Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar

Excused: Russ Workman

Conditional Use/Site Plan:

3. Joshua G Vaughan (Public Hearing) - Applicant is requesting conditional use approval for an ADU (Accessory Dwelling Unit) at 177 East 200 North in the OTR (Original Townsite Residential) zone. (C-3-19)

Meagan Booth said the additional building already exists on the lot. It has been used as a movie viewing space in the past so it will need to go through the building permit process to be remodeled assuming the use is approved by the Planning Commission.

Greg Wall asked if the accessory building meets setback and parking requirements to which **David Petersen** said yes, it does.

Greg Wall asked if this will be able to be rented for profit. **Roger Child** said no, it could not legally be rented for profit by the owners.

4. S. David Clarke/Brookside Senior Living (Public Hearing) - Applicant is requesting site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision, located at 411 S. 200 West, in a BP (Business Park) zone. (C-5-19)

Please note: Applicant has requested a continuation of this item until the March 21st meeting.

Miscellaneous/Correspondence

5. Small Auto Dealerships

The Planning Commission discussed municipal code section 11-28-210, which states that no more than 3 cars may be sold on a ½ acre or larger lot where a compatible business already exists.

They discussed changing or omitting the lot size requirement all together, and the issue of what may or may not be considered a compatible business. There are very few businesses in Farmington that meet

the lot size and compatibility requirement for a small auto dealership so an amendment to the section may be in order in the near future.

REGULAR SESSION

Present: Commission members Connie Deianni, Shawn Beus, Roger Child, Rulon Homer, Amy Shumway, Greg Wall, Mike Plaizier; Community Development Director David Petersen, Associate Planner Meagan Booth, Recording Secretary Brittney Whitecar

Excused: Russ Workman

At 7:04 p.m. **Connie Deianni**, opened the public meeting.

The Planning Commission reviewed the meeting minutes from the February 21st Planning Commission meeting. **Roger Child** made a motion to approve the minutes. **Mike Plaizier** seconded the motion, which was unanimously approved.

City Council Report

Dave Petersen reviewed the discussions taken place in the March 5th, 2019 City Council meeting. The Farmington City Strategic Plan was discussed as carried over from the February 19th meeting, and the new Youth City Council members were sworn in by **Mayor Jim Talbot**.

The City Council discussed **Wayne Petty** and **Adam Nash's** proposed development for the remaining undeveloped 2.63-acre section of the Farmington Greens PUD, located at Clark Lane and 1525 West. The application details storage units, office space, and retail space within the lot. As explained by Community Development Director **David Petersen**; this PUD came to be in the year 2000, when there was no commercial zone in the area and Station Park did not exist yet. This 2.63-acre section of the subdivision was zoned Commercial at the time with the possible intent to provide a convenient store or some opportunity for the residents to purchase necessities near their homes. Since then, Station Park and more commercial space has entered the area, so there isn't necessarily a need for Commercial space, but because the area was zoned Commercial on the PUD master plan from the year 2000, the owner/developer has kept with the Commercial zone when presenting this storage facility on the lot. The City Council denied the application because they felt that the setback and parking space deviations presented by the developer should not be approved.

Conditional Use/Site Plan:

3. Joshua G Vaughan (Public Hearing) - Applicant is requesting conditional use approval for an ADU (Accessory Dwelling Unit) at 177 East 200 North in the OTR (Original Townsite Residential) zone. (C-3-19)

Joshua Vaughan 177 E. 200 N. Farmington, UT said he intends to remodel the existing accessory building in his backyard with the intent that his family members may live there as necessary, or he may eventually live there when he is elderly and his children reside in the main home.

Connie Deianni asked if Joshua has spoken with his neighbors about the dwelling. **Joshua Vaughan** said yes, his neighbors have periodically asked his intent for the building and seem ok with the idea of his relatives living in it.

Joshua Vaughan said he had been hesitating to do this project for a couple of years due to the 1-hour firewall requirement cost but when Eric Miller, the Farmington City Building Official, visited his property it was discovered that the building had been constructed with the proper drywall so it wouldn't need to be added, which would save Joshua work and a lot of money.

Connie Deianni opened and closed the hearing at 7:35 p.m. with no comments made.

Motion:

Shawn Beus made a motion that the Planning Commission approve the conditional use subject to all applicable Farmington City ordinances and development standards as well as the findings and conditions 1-4. **Roger Child** seconded the motion, which was unanimously approved.

Conditions

1. The building shall meet all requirements of the building code prior to occupancy. The applicant must submit his plans to the city for a building permit.
2. No rent or other compensation may be charged for occupants of the accessory dwelling.
3. The applicant must meet the standards for accessory dwellings set forth in Section 11-2-020 of the Zoning Ordinance.
4. The single family dwelling together with the ADU must only be occupied by one family.

Findings for Approval

1. The accessory building is subordinate to the single-family dwelling.
2. The structure is existing and the remodel of the building must comply with all applicable Farmington building Codes and Ordinances. The applicant must submit his plans to the city for a building permit.
3. The proposed use complies, or will comply, with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
4. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
5. The proposed use is not detrimental to the health, safety, and general welfare of persons residing in the vicinity.
6. The motion for approval is consistent with State law for conditional uses.

4. S. David Clarke/Brookside Senior Living (Public Hearing) - Applicant is requesting site plan approval for Brookside Senior Living, a part of the Brookside Hollow Subdivision, located at 411 S. 200 West, in a BP (Business Park) zone. (C-5-19)

Please note: Applicant has requested a continuation of this item until the March 21^s meeting.

Amy Shumway made a motion to continue the item until the March 21st Planning Commission meeting per applicant request. **Greg Wall** seconded the motion, which was unanimously approved.

Miscellaneous/Correspondence

5. Small Auto Dealerships

Connie Deianni said that the Planning Commission had covered this discussion during the study session and had no further comments regarding the item.

Adjournment:

At 7:39 p.m. **Roger Child** made the motion to adjourn the meeting. **Amy Shumway** seconded the motion, which was approved unanimously.

Connie Deianni

Planning Commission Chair